



**Kennedy
& Foster**

27 Birch Close

Broom

SG18 9NR

£550,000

- 4 BEDROOM DETACHED
- LOUNGE AND SEPARATE DINING ROOM
- CONSERVATORY
- KITCHEN

- CLOAKROOM AND FAMILY BATHROOM
- GENEROUS GARDENS
- DOUBLE GARAGE AND DRIVEWAY
- CHAIN FREE



Situated in the sought after village of Broom and in a desirable cul de sac location of similar properties, this 4 bedroom detached home has the benefits of 2 reception rooms, kitchen, conservatory, generous size gardens, a driveway with parking for 4 cars leading to a detached double garage. The property offers great potential (stpp) to extend. A lovely family home that is being offered chain free. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

UPVC DOUBLE GLAZED DOOR INTO ENTRANCE PORCH:

Door into:

ENTRANCE HALL

Coving to ceiling, radiator, stairs to first floor. Doors to:

CLOAKROOM

W.C, wash hand basin, uPVC double glazed frosted window, coving to ceiling.

LOUNGE

13' 04" x 20' 10" (4.06m x 6.35m) Two uPVC double glazed windows to front, two radiators. Door to:

DINING ROOM

11' 05" x 10' 01" (3.48m x 3.07m) Under stairs storage cupboard, radiator, coving to ceiling, door to kitchen. Sliding patio door to:

CONSERVATORY

10' 11" x 8' 08" (3.33m x 2.64m) Tiled floor, uPVC double glazed windows and door to outside.

KITCHEN

10' 08" x 7' 08" (3.25m x 2.34m) Wall, base and drawer units with work surface over, space for dishwasher, washing machine, fridge/freezer and cooker, 1 1/2 bowl stainless steel single drainer sink unit, uPVC double glazed window to rear, door to outside.

FIRST FLOOR LANDING

Access to boarded loft with ladder, uPVC double glazed window to side, coving to ceiling, airing cupboard housing Tempest heat pump and shelving . Doors to:

BEDROOM ONE

11' 08" x 11' 05" (3.56m x 3.48m) uPVC double glazed window to rear, radiator, coving to ceiling.

BEDROOM TWO

10' 04" x 9' 10" (3.15m x 3m) uPVC double glazed window to front, radiator, coving to ceiling, built in wardrobes with hanging space and storage.

BEDROOM THREE

10' 04" x 8' 09" (3.15m x 2.67m) uPVC double glazed window to front, radiator, coving to ceiling, built in wardrobes with hanging space and storage.

BEDROOM FOUR

9' 01" x 7' 09" (2.77m x 2.36m) uPVC double glazed window to rear, radiator, coving to ceiling, cupboard and built in wardrobes with hanging rail and storage.

BATHROOM

Bath with mixer tap and shower over, vanity basin with cupboard under, low level W.C, heated towel rail, uPVC double glazed frosted window.

OUTSIDE

FRONT

Laid to lawn, shrubs, gated access to rear garden, double width driveway leading to:

DOUBLE GARAGE

16' 11" x 16' 11" (5.16m x 5.16m) Two up and over doors, power and light, personnel door to rear garden.

REAR GARDEN

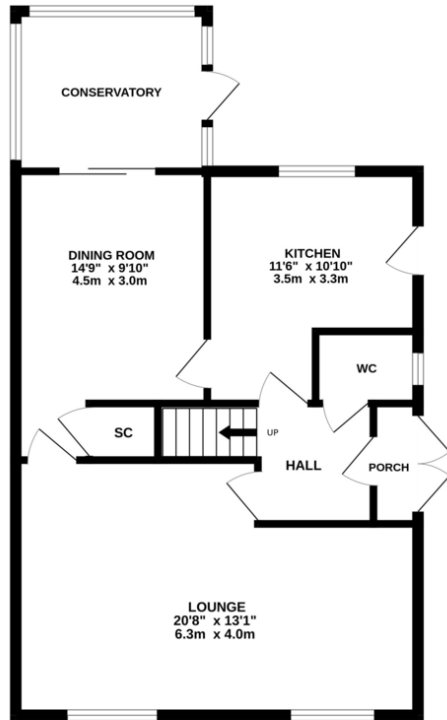
Laid to lawn, outside tap, patio areas, shrubs, greenhouse.

AGENT NOTES

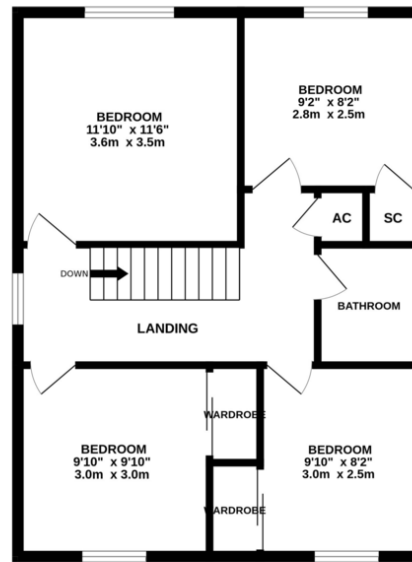
Please note this property has solar panels and a heat source pump.



GROUND FLOOR
659 sq.ft. (61.3 sq.m.) approx.



1ST FLOOR
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA: 1238 sq.ft. (115.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements